

**Planning Commissioner's Written Comments
August 11, 2015**

Garrett Ridge Multifamily (Z1500013)

Buzby: I vote to approve.

Freeman: Continued development amendments for a existing development.

Harris: Voted yes.

Huff: Voted to approve.

Hyman: Recommended approval.

Miller: The Council should approve this plan amendment and its companion rezoning.

I believe that the parcels in question should be developed for medium-high density residential as proposed. The land is relatively surrounded on its side of Garrett Road by land which is either zoned for non-residential uses or by land which is low-lying and unlikely to be developed for uses which would be incompatible with multifamily uses. The bulk of the property is already developed as multifamily and it is appropriate to develop the rest of the property in this isolated pocket in similar fashion. To have all of the parcels in question regulated by a single development plan is desirable for purposes on managing, parking, building placement, amenities and internal flow. The impact of the proposed development can be absorbed by nearby roads, schools and other public facilities. The rezoning will be consistent with the comprehensive plan as amended and the overall density, 15 residential units per acre, does not do harm to the emerging pattern of uses in the immediate area or the overall suburban land use pattern in the larger area envisioned by the comprehensive plan. Were this property not situate as it is with surrounding open areas and non-residential zoning, I would be less enthusiastic about these changes.

Whitley: I vote to approve this rezoning.